

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JUNE 6, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18208 AND SUP-19129

SDR-18206 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - Request for a Site Development Plan Review for a 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A 12-FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY. The Planning Commission (4-1-1 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

1

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

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City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (4-1-1 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plan dated 04-13-07
6. Revised Landscape Plan dated 04-13-07
7. Backup referenced from the 02-22-07 Planning Commission Meeting Item 23

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Motion made by LOIS TARKANIAN to Approve Subject to Conditions and adding the conditions as read for the record:

- A. An eight-foot high decorative block wall shall be provided along the entire west property line including that section connecting the two portions and the entire southern property line. Secured pedestrian access may be allowed with the approval of the Planning and Development Department.
- B. There shall be security personnel on site patrolling the exterior of the site 24 hours per day. The telephone number to take calls regarding problems on site 24 hours shall be maintained on file with the Ward office and with registered associations.
- C. No barbed wire allowed on site at any time and any existing barbed wire shall be removed within 30 days.
- D. Increased lighting shall be installed at the extreme southwest corner of the site, providing lighting on-site and on the property adjacent to the west, subject to the approval of the Planning and Development Department.
- E. No amplified sound shall be allowed on-site in the northwest parking area.
- F. All western and southern facing doors shall be closed while work is being conducted within the buildings.
- G. All work shall be conducted indoors.
- H. No storage of "for sale" vehicle inventory shall be allowed on site.
- I. The building shall not exceed one story or a maximum of 27 feet.
- J. Employees shall be instructed to not use the Meadows Lane entrance or exit. Tow truck operators are to be instructed to not use the west Meadows Lane entrance.
- K. Landscaping with non-deciduous trees shall be added on all southern and western perimeter walls.
- L. Install electronic pedestrian crossing beacons acceptable to the City Traffic Engineer across the proposed driveways accessing Meadows Lane outside of the right-of-way concurrent with construction of the driveways. The beacons shall be operational prior to occupancy of this site, and shall be maintained in perpetuity by the property owner. Failure to maintain such beacons as determined by the City Traffic Engineer may result in closure of the driveway(s).

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M. Submit a written request to the City Traffic Engineer to eliminate on-street parking on Meadows Lane adjacent to this site. All costs for curb-painting and/or signage shall be borne by the applicant.

N. Coordinate with the City Traffic Engineer to determine if Meadows Lane west of this site can be posted "No Trucks". Comply with the recommendations of the Traffic Engineer. If posting is allowed, all such signage shall be installed at the applicant's expense.

O. There shall be no loading, unloading, or staging of delivery vehicles on the public right-of-way adjacent to this site.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: As advised by the City Attorney, MAYOR GOODMAN abstained, as he leases his vehicle from Fletcher Jones, and voting would be in violation of his ethical obligation to remain fair and partial.

Minutes:

See Item 97 for related discussion and backup.

